



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Adopt Resolution Accepting Improvements in Wine and Roses Residences, Tract No. 3409

MEETING DATE: September 21, 2005

PREPARED BY: Public Works Director

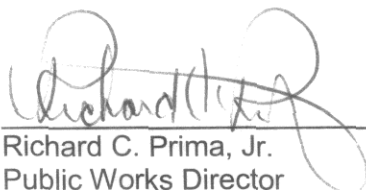
RECOMMENDED ACTION: That the City Council adopt a resolution accepting the development improvements for Wine and Roses Residences, Tract No. 3409.

BACKGROUND INFORMATION: Improvements at Wine and Roses Residences, Tract No. 3409, have been completed in substantial conformance with the requirements of the Improvement Agreement between the City and Wine and Roses Country Inn, LLC, as approved by the City Council on December 17, 2003, and as amended by the City Council on December 1, 2004, and as shown on Drawings No. 004D006-01 through 004D006-15.

No public streets were dedicated on the final map for this development. The landscape, irrigation and masonry wall improvements are private and will be maintained by the Homeowner's Association. The landscape and irrigation improvements in the median (2,530 square feet) and installed by this project are public and will be maintained by the developer until December 20, 2005, and, thereafter, by the City.

FISCAL IMPACT: There will be a slight increase in long-term maintenance costs for the street. The estimated annual landscape maintenance is \$650.

FUNDING AVAILABLE: Not applicable.


Richard C. Prima, Jr.
Public Works Director

Prepared by Wesley Fujitani, Senior Civil Engineer

RCP/WKF/pmf

cc: City Attorney
Senior Civil Engineer - Development Services
Associate Traffic Engineer
Street Superintendent (w/attachment)
Engineering Technician Supervisor
Chief Building Inspector

APPROVED: 
Blair King, City Manager

RESOLUTION NO. 2005-196

A RESOLUTION OF THE LODI CITY COUNCIL
ACCEPTING THE DEVELOPMENT IMPROVEMENTS
INCLUDED IN THE IMPROVEMENT AGREEMENT FOR
LODI WINE AND ROSES RESIDENCES, TRACT NO. 3409

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The City Council of the City of Lodi finds:

1. That all requirements of the Improvement Agreement between the City of Lodi and Wine and Roses Country Inn, LLC, for the improvements at Wine and Roses Residences, Tract No. 3409, have been substantially complied with. The improvements are shown on Drawing Nos. 004D006-01 through 004D006-15, on file in the Public Works Department and as specifically set forth in the plans and specifications approved by the City Council on December 17, 2003, and as amended by the City Council on December 1, 2004.

2. No public streets were dedicated on the final map for this development.

Dated: September 21, 2005

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I hereby certify that Resolution No. 2005-196 was passed and adopted by the City Council of the City of Lodi in a regular meeting held September 21, 2005, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Hitchcock, Johnson, Mounce,
and Mayor Beckman

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk

CITY COUNCIL

JOHN BECKMAN, Mayor
SUSAN HITCHCOCK
Mayor Pro Tempore
LARRY D. HANSEN
BOB JOHNSON
JOANNE L. MOUNCE

CITY OF LODI
PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710
EMAIL pwdept@lodi.gov
<http://www.lodi.gov>

BLAIR KING

City Manager

SUSAN J. BLACKSTON

City Clerk

D. STEPHEN SCHWABAUER
City Attorney

RICHARD C. PRIMA, JR.
Public Works Director

September 22, 2005

Wine and Roses Country Inn, LLC
Attn: Mr. Russell G. Munson
2505 W. Turner Road
Lodi, CA 95242

SUBJECT: Wine and Roses Residences, Tract No. 3409

The City Council of the City of Lodi, at its meeting on September 21, 2005, accepted the public improvements that were made in the subject project.

Enclosed for your files is a copy of the resolution accepting the public improvements. From the date of the resolution, the City of Lodi will maintain the street and other public improvements installed within rights-of-way and public utility easements as shown on the approved plans.

The Certificate of Deposit assigned to the City to guarantee faithful performance can now be reassigned to you. The Certificate of Deposit guaranteeing labor and materials will have to remain in effect for a period of ninety days from the date of the resolution in conformance with State law, at which time it can be reassigned to you.

If you have any questions, please contact Rebecca Areida, Management Analyst, at 333-6800, ext. 2658, or me at 333-6709.



F. Wally Sandelin
City Engineer

FWS/pmf

Enclosures

cc: Electric Utility Department
Water/Wastewater Division
Street Division
City Clerk
Management Analyst
Bank of Stockton

CITY COUNCIL

JOHN BECKMAN, Mayor
SUSAN HITCHCOCK
Mayor Pro Tempore
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September 22, 2005

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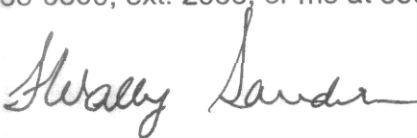
Bank of Stockton
120 W. Walnut Street
Lodi, CA 95240

SUBJECT: Wine and Roses Residences, Tract No. 3409

The City Council of the City of Lodi, at its meeting on September 21, 2005, accepted the public improvements in the subject project. A copy of the resolution is enclosed for your files.

This letter is your authorization to reassign the Certificate of Deposit covering faithful performance. The Certificate of Deposit covering labor and materials must remain in effect until December 20, 2005, in conformance with State law. You will receive no further correspondence regarding the reassignment of the Certificate of Deposit.

If you have any questions, please contact Rebecca Areida, Management Analyst, at 333-6800, ext. 2658, or me at 333-6709.



F. Wally Sandelin
City Engineer

FWS/pmf

Enclosures

cc: Wine and Roses Country Inn, LLC
City Clerk
Management Analyst